

**LONDON BOROUGH OF TOWER HAMLETS**

**COUNCIL MEETING**

**WEDNESDAY 19 SEPTEMBER, 2012**

**FISH ISLAND AREA ACTION PLAN ADOPTION  
SUPPLEMENTARY NOTE**

**REPORT OF THE CORPORATE DIRECTOR DEVELOPMENT AND RENEWAL**

**1. Introduction**

1.1 This Fish Island Area Action Plan Supplementary Note (from here on referred to as Supplementary Note) is a summary of the of the Inspector's Decision Statement (from here on referred to as Statement) (appendix 1 to this report) in relation to the soundness of the Fish Island Area Action Plan (FI AAP). The Supplementary Note should be read alongside the Full Council Report which provides a background to the FI AAP and preparation process.

**2. Inspector's Decision Statement – Summary**

2.1 The Inspector's Decision Statement is an assessment of the soundness of the FI AAP in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended).

2.2 The Statement concludes that the FI AAP *"has been prepared in the context of the London Plan, an up to date adopted Core Strategy and the draft Managing Development DPD (MD DPD)"*. It also acknowledges that the FI AAP *"provides an appropriate basis for the planning of this part of the Borough over the next 15 years, including in respect of the London 2012 Olympics Legacy, providing a number of modifications are made to the Plan."*

2.3 As determined by the Inspector, the FI AAP (submission version) (as approved by Full Council in May 2012) can be adopted if the Council makes a number of 'main modifications' (as referred to by the Inspector). These main modifications will make the FI AAP consistent with the National Planning Policy Framework (NPPF). The Inspector is satisfied that a further Sustainability Appraisal (SA) is not necessary.

2.4 The majority of the main modifications have been consulted on by the Council following the Examination in Public (EiP), in August 2012 (Appendix 1 to the Full Council Report). It is considered that the limited number of additional modifications recommended by the Inspector is entirely reasonable and should be supported by the Council for the reasons set out below.

2.5 The Inspector's 'main modifications' can be summarised as follows:

- Inclusion of the NPPF model policy containing a presumption in favour of sustainable development;

- Amendment to the number of new dwellings likely to be delivered in the area over the plan period;
- Safeguarding the full extent of the Bow Midland West Rail Yard for rail related uses;
- Amendment to the boundary of the Local Industrial Location (LIL) to south of the Greenway and therefore which policies apply within;
- Prioritising a new primary school on Opportunity Site 3 (Neptune Wharf); and
- Extending the boundary of Opportunity Site 4 to include the whole of Aston Matthews's site ownership.

2.6 The main modifications that the Inspector has recommended, in addition to the proposed modifications consulted on by the Council, are summarised below.

#### Net additional housing capacity

- 2.7 Paragraph 157 of the NPPF requires Local Plans to provide detail of the quantum of development anticipated where appropriate. For clarity, consistency and soundness, the Inspector recommends that all references to net new housing numbers in the FI AAP are modified to state "about 3,000". The Inspector noted the potential housing capacity for Fish Island is likely to be greater than the current "2500-2800" reference over the plan period.
- 2.8 Officers consider this amendment acceptable and realistic given the potential for maximising housing in the area in accordance with the London Plan and NPPF.
- 2.9 Figure 4.4 which sets out an estimate for the number of new homes deliverable in each character area is also recommended to be modified to reflect the "3000" new homes provision. The figure for each character area should be amended to read FI North - 1100 new homes, FI Mid - 1,250 new homes and FI East – 650 new homes.

#### Opportunity Site 3 Neptune Wharf and Primary School

- 2.10 The Inspector recognised that a significant number of the new housing is likely to come forward on Opportunity site 3 (Neptune Wharf) and the surrounding area, including FI Mid and East. Due to its location, size and redevelopment potential, the "site is likely to prove a very sustainable location for a new primary school to serve the area."
- 2.11 To prioritise the delivery of the new primary school in the context of his concerns regarding financial viability and for clarity, certainty and soundness, the Inspector recommends the following wording for the Opportunity Site, "(The primary school) takes first priority over all other non transport infrastructure requirements apart from the CIL but including affordable housing, in relation to the redevelopment of this site, to ensure that it is economically viable and that a new primary school is provided in a sustainable location to help meet education needs arising across Fish Island."
- 2.12 Officers consider this approach acceptable and realistic given the high level of need for primary school places, the Council's statutory duty to provide these places, the lack of capacity in any existing school within the surrounding area, the Council's own viability evidence and that Neptune Wharf is the only site in the area which can accommodate a primary school.
- 2.13 This modification in turn will result in the re prioritisation of other infrastructure, including open space to serve the wider area. Reference to 'serve the wider area' is recommended by

the Inspector to be deleted. Officers are comfortable with this recommendation given the allocation of a local park on the McGrath site which is located immediately to the north of the Hertford Union canal.

#### Opportunity Site 5 (415 Wick Lane)

- 2.14 The Inspector recognises that the Local Industrial Location (LIL) in FI South has the potential to contribute towards the provision of new housing, alongside employment led regeneration. To reflect this, Opportunity Site 5, located in the LIL is recommended to include a reference to 'residential' in redevelopment. Officers are comfortable with this recommendation as residential development is consistent with the LIL designation.

### **3. Decisions Required**

- 3.1 In accordance with paragraph 2.1 to 2.2 of the Full Council Report,

Council is recommended to:-

- 3.2 Agree the Inspector's Decision Statement, including his main modifications relating to FI AAP.
- 3.3 Adopt the FI AAP, including the Inspectors main modifications, as a Development Plan Document which forms part of the Council's LDF.

Additionally, Council is also recommended to :-

- 3.4 Agree a number of minor modifications which were suggested by Officers as part of the proposed modifications, (appendix 1 of the Full Council report). These modifications do not affect the soundness to the FI AAP and have not formed part of the Inspector's main modifications, but are required for accuracy. These minor modifications are summarised below:

- Amend paragraph 1.21 and 1.28 to update the status of the ODA planning application for Fish Island East and the London Mayor's Olympic Legacy Supplementary Planning Guidance (OLSPG);
- Amend reference in figure 4.1 "Waterfront character predominantly residential character" to extend to the LIL waterfront boundary.
- Include photographs on page 82 to illustrate active waterway uses;
- Amend the size of Opportunity Site 1 (White Post Lane from "0.5Ha" to "0.1Ha of which is in Tower Hamlets", and;
- Update paragraph 6.40 reference to British Waterways to state "Canal and River Trust".

### **4. Next Steps**

- 4.1 Subject to Full Council agreeing to the Inspector's main modifications and adopting the FI AAP, the document will be published, alongside an Adoption Statement.
- 4.2 From the date of adoption the FI AAP will be subject to a 6 week legal challenge period and will be used for the purpose of determining planning applications in the area.